

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 12-C-18-SP      Related File Number: 12-D-18-RZ  
Application Filed: 10/26/2018      Date of Revision:  
Applicant: HMH DEVELOPMENT INC.

## PROPERTY INFORMATION

**General Location:** East side of Marietta Church Road, north of Buttermilk Road, south of Hardin Valley Road  
**Other Parcel Info.:** Includes address 1921 Marietta Church Road (Parcel ID: 129 123) and 1925 Marietta Church Road (Parcel ID: 129 124)  
**Tax ID Number:** 129 124 & 123      **Jurisdiction:** County  
**Size of Tract:** 24.51 acres  
**Accessibility:** Access is via Marietta Church Road, a minor collector street with 20' of pavement within a 40' - 60' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Single family residential      **Density:** 2.5  
**Sector Plan:** Northwest County      **Sector Plan Designation:** Agricultural & Hillside and Ridgetop Protection Are  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** The area is largely comprised of agricultural, forestry and vacant lands, and single family residential homes and a church.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 1925 Marietta Church Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** 10-Q-97-RZ: Denied request from A (Agricultural) to CA (General Business)  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** AG (Agricultural)

Requested Plan Category: RR (Rural Residential)

### ***SUBDIVISION INFORMATION (where applicable)***

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

### ***OTHER INFORMATION (where applicable)***

Other Bus./Ord. Amend.:

### ***PLANNING COMMISSION ACTION AND DISPOSITION***

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): ADOPT RESOLUTION #12-C-18-SP, amending the Northwest County Sector Plan to RR (Rural Residential) and recommend that Knox County Commission also adopt the sector plan amendment.(See attached resolution, Exhibit A)

Staff Recomm. (Full): The requested RR (Rural Residential Residential) sector plan designation is recommended because it is compatible with the Rural Area of the Growth Policy Plan.

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No additional streets or utilities improvements have been made in the area since the Northwest County Sector Plan was last updated.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no significant errors or omissions in the plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

Population growth in the Northwest County Sector continues to outpace other sectors of Knox County. Additional opportunities for residential development warrant reconsideration of the original plan proposal for AG to RR.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 12/13/2018

Details of Action:

Summary of Action: ADOPT RESOLUTION #12-C-18-SP, amending the Northwest County Sector Plan to RR (Rural Residential) and recommend that Knox County Commission also adopt the sector plan amendment.(See attached resolution, Exhibit A)

Date of Approval: 12/13/2018

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

### ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body: Knox County Commission

**Date of Legislative Action:** 1/28/2019

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**